

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Tammy O. Smith
250 Meadow Road
Montevallo, AL 35115
205-229-2967

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**

20240730000235030 1/3 \$150.50
Shelby Cnty Judge of Probate, AL
07/30/2024 12:20:57 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of LOVE AND AFFECTION and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged TOMMIE L. MITCHELL, an unmarried person, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto TAMMY O. SMITH hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT A

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTE: Property is not homestead for grantor.

NOTE: THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 23 day of July, 2024 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR
Tommie L. Mitchell
TOMMIE L. MITCHELL

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

Shelby County, AL 07/30/2024
State of Alabama
Deed Tax: \$122.50

I, Regina R Lathan, a Notary Public for the State at Large, hereby certify that the above posted name, Tommie L. Mitchell, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 23 day of July, 2024.

Regina R Lathan
REGINA R LATHAN NOTARY PUBLIC
NOTARY PUBLIC, ALABAMA STATE SEAL
MY COMMISSION EXPIRES MAY 17, 2027
Commission Expires: 5/17/2027

Commence at the northeast corner of the SW 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence southerly along the said quarter-quarter line a distance of 650.12' to a point; thence turn 82 deg. 56' 00" right and run 391.54' to a point; thence turn 90 deg. 25' 35" and run 174.01' to a point; thence turn 90 deg. 00' 04" right and run 135.00' to a point; thence turn 90 deg. 00' 00" and run 36.39' to the point of beginning of the property being described; thence continue along last described course a distance of 122.64' to a point on the south right of way line of Alabama Highway No. 25; thence turn 85 deg. 09' 25" left and run along said right of way line a distance of 70.37' to a point; thence turn 46 deg. 14' 34" left and continue along said right of way line a distance of 44.99' to a point on the east margin of Hicks Street; thence turn 55 deg. 07' 51" left and run along said margin of said street a distance of 110.00' to a point; thence turn 90 deg. 00' 00" left and run a distance of 91.95' to the point of beginning.

According to survey of Joseph E. Conn dated November 11, 1992.

Exhibit A



20240730000235030 2/3 \$150.50
Shelby Cnty Judge of Probate, AL
07/30/2024 12:20:57 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Lommie L Mitchell
Mailing Address PO Box 316
Montevallo, AL 35115

Grantee's Name Tammy O Smith
Mailing Address 250 Meadow Rd
Montevallo AL 35115

Property Address 250 Meadow Rd
Montevallo AL 35115

Date of Sale 7/23/2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

122,320

36-2-03-1-003-011,000

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

20240730000235030 3/3 \$150.50
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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/23/2024

Print Cheryl R. Smith

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1